

BALLANTRAE  
SECTION 7  
FINAL PLAT

Situated in the State of Ohio, County of Franklin, City of Dublin and in Virginia Military Survey Numbers 3453 and 6953, containing 25.416 acres of land, more or less, said 25.416 acres being part of those tracts of land conveyed to EDWARDS GOLF COMMUNITIES, LLC by deed of record in Instrument Number 200009290198680, Recorder's Office, Franklin County, Ohio.

The undersigned, EDWARDS GOLF COMMUNITIES, LLC, an Ohio limited liability company, by CHARLES P. DRISCOLL, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "BALLANTRAE SECTION 7", a subdivision containing Lots numbered 516 to 567, both inclusive, and areas designated as "Reserve 'W'" and "Reserve 'X'", does hereby accept this plat of same and dedicates to public use, as such, all or parts of Tarrin Court, Trafalgar Lane and Vandeleur Place shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement", or "Sidewalk Easement" for the construction, operation and maintenance of public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Dublin City Engineer. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, CHARLES P. DRISCOLL, Vice President of EDWARDS GOLF COMMUNITIES, LLC, has hereunto set his hand this 21<sup>st</sup> day of October, 2004.

Signed and acknowledged  
in the presence of:

EDWARDS GOLF  
COMMUNITIES, LLC

*Michelle L. Jansen*  
MICHELLE L. JANSEN

By *Charles P. Driscoll*  
CHARLES P. DRISCOLL,  
Vice President

*Susan Wilgus*  
Susan Wilgus

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared CHARLES P. DRISCOLL, Vice President of said EDWARDS GOLF COMMUNITIES, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said EDWARDS GOLF COMMUNITIES, LLC for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 21<sup>st</sup> day of October, 2004.

My commission expires 6-25-05

*Susan Wilgus*  
Notary Public, State of Ohio

Approved this 21<sup>st</sup> day of January, 2005

*Samuel A. Bura*  
Secretary of Planning Commission,  
Dublin, Ohio

Approved this 24<sup>th</sup> day of January, 2005

*Paul A. Hamann*  
City Engineer,  
Dublin, Ohio

Approved this 27<sup>th</sup> day of January, 2004

*John A. Ciarini*  
Director of Development, Dublin, Ohio

Approved this 16<sup>th</sup> day of August, 2004, by vote of Council, wherein all of Tarrin Court, Trafalgar Lane and Vandeleur Place shown dedicated hereon are accepted as such by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this 17<sup>th</sup> day of January, 2004.

*Anne C. Ciarini*  
Clerk of Council,  
Dublin, Ohio

Transferred this 3<sup>rd</sup> day of Feb., 2004

*Joseph W. Lute*  
Auditor,  
Franklin County, Ohio

Filed for record this 3<sup>rd</sup> day of FEB, 2004 at 12:19 P.M. Fee \$259.20

File No. 200502030020954

Recorded this 3<sup>rd</sup> day of FEB, 2005

*Robert M. Montgomery*  
Recorder,  
Franklin County, Ohio

*Scott Bowman*  
Deputy Recorder,  
Franklin County, Ohio

Plat Book 106 Pages 16-18

TRANSFERRED

FEB 03 2005

JOSEPH W. LUTE  
AUDITOR  
FRANKLIN COUNTY, OHIO



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

SURVEY DATA:

**BASIS OF BEARINGS:** The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "Ballantrae Section 1 Part 1" of record in Plat Book 98, Pages 30, 31 and 32, Recorder's Office, Franklin County, Ohio, which bearings are based on the Ohio State Plane Coordinate System NAD83.

**SOURCE OF DATA:** The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

**IRON PINS,** where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins enclosed in four-inch diameter, thirty-inch long concrete surrounds and are to be set to monument the points indicated hereon. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

200502030020954  
FEB 03 2005 12:19PM HRC  
REC'D S. Montgomery  
Franklin County Recorder

Ballantrae Section 7 is out of  
Parcel Number 274-000300.

SURVEYED & PLATTED  
BY

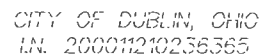
**EMHT**  
INCORPORATED SURVEYORS, PLANNERS & SCIENTISTS  
EVANS, HICKMATH, HAMMILL & TETON, INC.  
175 HALL STREET, COLUMBUS, OHIO 43260-3054  
TEL: 614-471-5150 • FAX: 614-471-5726

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

o = Iron Pin (See Survey Data)  
• = MAG Nail to be set  
⊙ = Permanent Marker (See Survey Data)  
Metric Conversion 1 ft. = 0.30480m

By *Samuel A. Bura*  
Professional Surveyor No. 7211  
Date 10-20-04

OAK-SHIER ESTATES  
P.B. 45, P. 120



**NOTE "M" - NO DISTURB ZONE:** The area of land in Lots 541 and 542 designated hereon as "No Disturb Zone" shall remain free of any structures including, but not limited to, drives, walks, buildings and outbuildings, sheds, fences, swimming pools, decks, swing sets/play structures, satellite dish antennae, basketball courts, etc. The existing natural features therein shall not be disturbed, removed or physically altered unless written permission is granted by the Dublin Planning Director or said director's designee. Grading activities and the placement of utilities within said area are also hereby prohibited except that utilities may cross at right angles to said area or run outside of and parallel it.

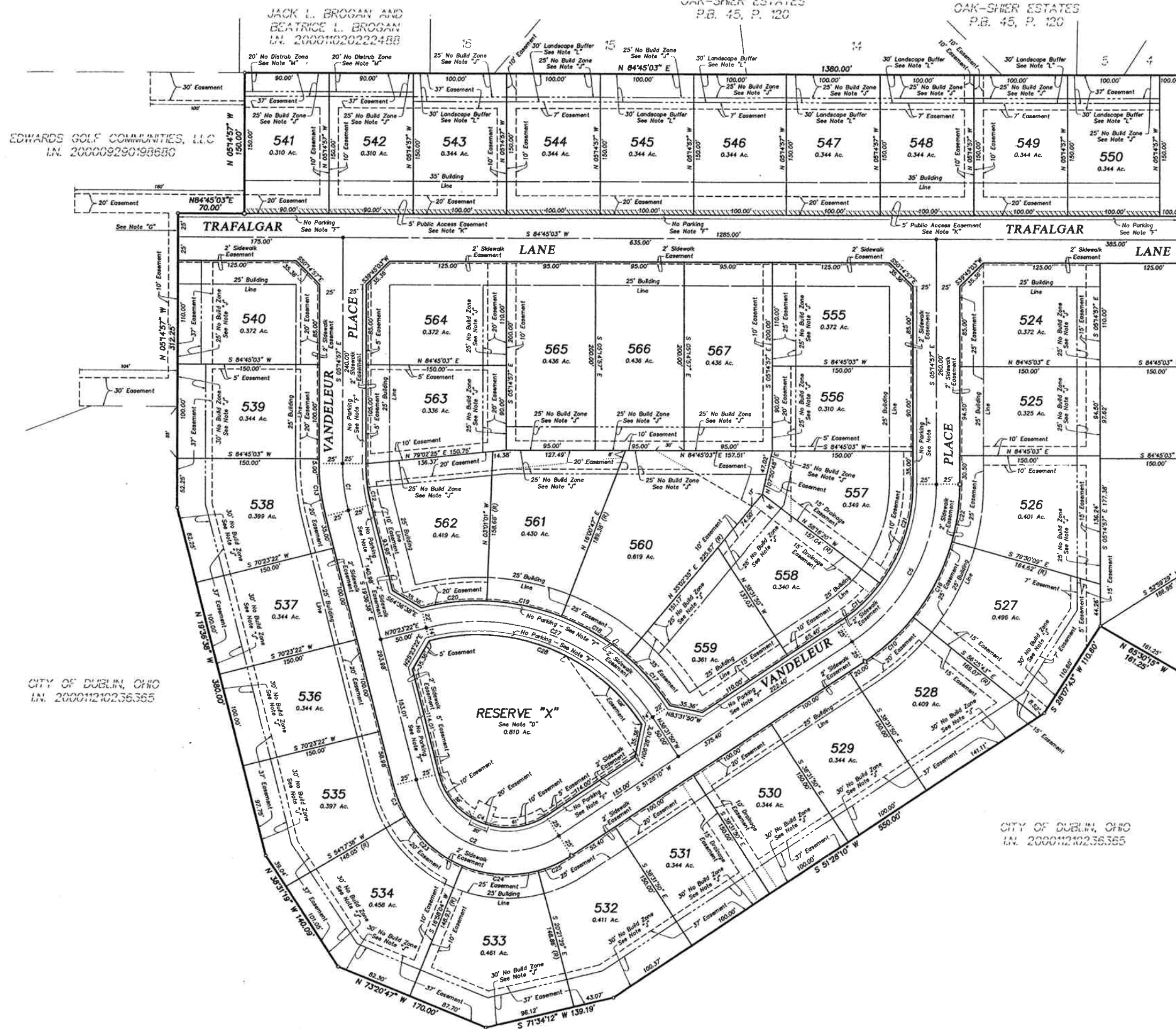
CURVE NO.	CURVE TABLE				CHORD DISTANCE
	DELTA	RADIUS	LENGTH	CHORD BEARING	
C1	142°14'	200.00	50.39	S 12°25'47" E	50.20
C2	108°55'12"	100.00	190.10	S 74°04'14" E	162.32
C3	123°13'11"	125.00	107.54	S 53°50'17" E	122.23
C4	108°55'12"	100.00	174.55	S 74°04'14" E	174.55
C5	56°43'07"	200.00	197.99	N 23°06'37" E	198.00
C6	31°45'34"	60.00	33.26	S 21°07'44" E	32.60
C7	06°42'33"	1000.00	117.34	N 81°23'21" E	117.32
C8	17°29'54"	100.00	180.00	N 60°20'33" E	180.00
C9	48°14'23"	102.50	120.27	N 41°14'14" E	120.27
C10	175°35'31"	225.00	70.29	N 42°19'14" E	70.29
C11	194°43'30"	175.00	60.30	N 41°35'55" E	60.30
C12	142°14'11"	175.00	43.86	S 12°25'47" E	43.86
C13	142°14'11"	225.00	56.46	S 12°25'47" E	56.46
C14	174°44'44"	225.00	60.54	N 43°50'17" E	60.54
C15	58°14'28"	60.00	60.59	S 68°07'44" E	58.14
C16	23°04'26"	225.00	90.61	N 22°02'04" E	90.60
C17	16°25'35"	245.00	70.24	N 48°54'37" W	70.24
C18	18°01'48"	245.00	81.37	N 44°24'38" W	81.37
C19	18°01'48"	245.00	81.37	N 44°24'38" W	81.37
C20	16°25'35"	245.00	70.24	S 78°10'17" E	70.24
C21	36°58'37"	175.00	112.94	N 134°12'22" E	110.93
C22	15°44'48"	225.00	61.84	N 62°27'27" E	61.84
C23	37°19'33"	125.00	81.43	S 34°22'09" E	80.00
C24	37°19'33"	125.00	81.43	N 88°16'18" E	80.00
C25	37°19'33"	125.00	81.43	N 88°16'18" E	80.00
C26	32°11'56"	60.00	33.70	N 10°50'51" E	33.33
C27	71°04'48"	223.00	276.65	N 74°04'14" E	259.59
C28	71°04'48"	208.00	259.28	N 74°04'14" E	242.42
C29	180°00'00"	27.00	84.82		54.40
C30	180°00'00"	27.00	84.82		54.40
C31	180°00'00"	91.00	100.00	N 75°56'14" E	54.40

50 40 30 20 10 0 25 50  
GRAPHIC SCALE (in feet)

EDWARDS GOLF COMMUNITIES, LLC  
LN. 200009290193630


OAK-SHER ESTATES  
P.B. 45, P. 120

OAK-SHIER ESTATES  
P.B. 45, P. 120



CITY OF DUBLIN, OHIO  
IN. 200011210236365

SCALE: 1" = 50'



GRAPHIC SCALE (in feet)